

Sec. 23-202. Definitions.

Unless the context specifically indicates otherwise, the meaning of words and terms used in this ordinance shall be as set forth in S.C. Code Section 48-14-20, and 26 S.C. Code Regulation 72-301, *mutatis mutandis*.

Credits. Credit shall mean a conditional reduction in the amount of a stormwater service charge or other fees, rates, rentals, charges, fines, and penalties to an individual property based on the provision and continuing presence of an effectively maintained and operational on-site stormwater system or facility, or continuing provision of a service or activity that reduces the stormwater management utility's cost of providing stormwater management services and stormwater management systems and facilities.

Customers of the stormwater utility. Customers of the stormwater utility shall include all persons, properties, and entities served by and/or benefitting from the utility's acquisition, management, maintenance, extension, and improvement of the stormwater management programs, systems, and facilities and regulation of public and private stormwater systems, facilities, and activities related thereto, and persons, properties, and entities which will ultimately be served or benefitted as a result of the stormwater management program.

Detached single-family dwelling unit. Detached single-family dwelling unit shall mean developed land containing one structure which is not attached to another dwelling and which contains one or more bedrooms, with a bathroom and kitchen facilities, designed for occupancy by one family. Detached dwelling units may include single-family houses, single duplex units under common ownership, patio homes, manufactured homes, and mobile homes located on individual lots or parcels of land, and single story residential townhouse and condominium units. Developed land may be classified as a detached single-family dwelling unit despite the presence of incidental structures associated with residential uses such as garages, carports, or small storage buildings. Detached single-family dwelling units shall not include developed land containing: structures used primarily for non-residential purposes, manufactured homes and mobile homes located within manufactured home or mobile home parks where the land is owned by others than the owners of the manufactured homes or mobile homes, or multiple residential properties.

Developed land. Developed land shall mean property altered from its natural state by construction or installation of improvements such as buildings, structures, or other impervious surfaces, or by other alteration of the property that results in a meaningful change in the hydrology of the property during and following rainfall events.

Equivalent residential unit. For the purposes of this ordinance, an equivalent residential unit shall mean 2,454 square feet of impervious area. The equivalent residential unit shall be used as the basis for determining stormwater service charges to detached single-family dwelling unit properties or classes of detached dwelling unit properties and other properties.

Exemption. Exemption shall mean not applying to or removing the application of the stormwater management utility service charge from a property. No permanent exemption shall be granted based on taxable or non-taxable status or economic status of the property owner. An exemption may be granted based on agreements between the city and other persons, governmental and non-governmental entities, and organizations whereby the other persons, governmental and non-governmental entities, and organizations perform on-site and/or off-site stormwater quantity and quality management, including acquiring, designing, building, operating, and maintaining systems and facilities, and performing measures and actions which equal or exceed the stormwater management program performed by the stormwater management utility. Exemptions may be removed or rescinded at any time by the city.

Impervious surface area. Impervious surfaces are those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways,

parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings, and other surfaces which prevent or impede the natural infiltration of stormwater runoff which existed prior to development. Impervious surfaces may also influence the water quality of stormwater exiting a property and receiving waters to which stormwater is ultimately discharged, affecting its use and value to the community.

Multiple-dwelling unit residential properties. Multiple-dwelling unit residential properties shall mean developed land whereon more than one residential dwelling unit is located, and shall include, but not be limited to triplexes, quadraplexes, apartment houses, multi-story residential townhouse and condominium developments, attached single-family homes, boarding houses, group homes, hotels and motels, retirement centers, and other structures in which more than one-family group commonly and normally reside or could reside. In the application of stormwater service charges, multiple-dwelling unit properties shall be treated as other developed lands as defined in this article.

Other developed lands. Other developed lands shall mean, but not be limited to, multiple-dwelling unit residential properties, manufactured home and mobile home parks, commercial and office buildings, public buildings and structures, industrial and manufacturing buildings, storage buildings and storage areas covered with impervious surfaces, parking lots, parks, recreation properties, public and private schools and universities, research facilities and stations, hospitals and convalescent centers, airports, agricultural uses covered by impervious surfaces, water and wastewater treatment plants, and lands in other uses which alter the hydrology of the property from that which would exist in a natural state. Properties which are used for other than single-family residential use located in detached single-family dwelling units shall be deemed other developed lands for the purpose of calculating stormwater service charges.

Stormwater management systems and facilities. Stormwater management systems and facilities are those natural and man-made channels, swales, ditches, swamps, rivers, streams, creeks, branches, reservoirs, ponds, drainage ways, inlets, catch basins, pipes, head walls, storm sewers, lakes, and other physical works, properties, and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff.

Stormwater service charges. Stormwater service charges shall mean the periodic service charge imposed pursuant to this article for the purpose of funding costs related to stormwater management services and stormwater management systems and facilities. The use of the impervious area of each property as a stormwater service charge rate parameter shall not preclude the use of other parameters, or of grouping of properties having similar characteristics into classes or categories, grouping of properties having similar characteristics through the use of ranges or rounding up or down to a consistent numerical interval, or the use of flat-rate charges for one or more classes of similarly-situated properties whose impact on the City of Columbia's cost of providing stormwater management services and stormwater management systems and facilities is relatively consistent. Stormwater service charges may also include special charges to individual properties or persons for services, systems, or facilities related to stormwater management, including but not limited to charges for development plan review, inspection of development projects and on-site stormwater control systems, and enhanced levels of stormwater service above and beyond the levels normally provided by the City of Columbia.

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